

VILLAGE OF BARRINGTON

ORDINANCE NO. 07-3416

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN,
OF THE VILLAGE OF BARRINGTON

(RE: PC 07-10 – SPECIAL PLANNING AREA 31, WHICH INCLUDES FORMER SPECIAL
PLANNING AREAS 17, 18, AND 25)

ADOPTED BY

THE CORPORATE AUTHORITIES

OF THE

VILLAGE OF BARRINGTON, ILLINOIS

THIS 26th DAY OF November, 2007

Published in pamphlet form by authority of the Corporate Authorities of the Village of
Barrington, Cook and Lake Counties, Illinois, this 1st day of December, 2007.

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AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN
OF THE VILLAGE OF BARRINGTON
(RE: PC 07-10 – SPECIAL PLANNING AREA 31, WHICH INCLUDES FORMER SPECIAL
PLANNING AREAS 17, 18 AND 25)

WHEREAS, on or about March 20, 2000 the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois (sometimes hereinafter referred to as the "Village") amended and restated in its entirety the Official Comprehensive Plan of the Village; and

WHEREAS, the President and Board of Trustees of the Village of Barrington find it to be in the best interests of the Village of Barrington and its residents to amend the Village's Official Comprehensive Plan relating to Special Planning Area 31; and

WHEREAS, after due publication of notice as required by law, the Plan Commission held a public hearing on August 21, 2007, which hearing was continued to August 28, 2007, then to September 25, 2007, and then to October 23, 2007 and did review the proposed amendments to the Village's Official Comprehensive Plan and has forwarded its recommendations to the Corporate Authorities of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees find that the facts as stated in the preamble of this Ordinance are true and correct and adopt the same as their findings the same as if they were set out herein in their entirety.

SECTION 2: Based upon all of the foregoing, the Village of Barrington Official Comprehensive Plan, Ordinance No. 00-2853, as subsequently amended from time to time, is hereby further amended as follows:

A. Neighborhood Eight (Exhibit A): The section of the Comprehensive Plan entitled "Neighborhood Eight" in Chapter 10 "Neighborhood Developments", shall be and is hereby amended to delete the existing text noted and add the following italicized text at the end of the list of recommendations:

"5. This neighborhood contains Special Planning Areas ~~17 (Maneuvo Property), 18 (Dundee and Grove Avenue),~~ 19 (South Grove Avenue, west of Prairie Campus) and ~~25 (South Grove Avenue)~~ 31 (*S. Barrington Road Large Retail*). See the proposed land use recommendations within the Special Planning Area Chapter 11."

B. Neighborhood Eight (Exhibit A): The section of the Comprehensive Plan entitled "Neighborhood Eight" in Chapter 10 "Neighborhood Developments", shall be and is

hereby amended to add the following at the end of the list of recommendations:

- “6. *The Village encourages the development of auto dealers and larger retail (minimum 10,000 square feet) uses along S. Barrington Road as indicated in Special Planning Area 31.*”
- “7. *Development should be sensitive to views from Barrington Road, Dundee Road, Grove Avenue, and the adjoining residential uses.*”
- “8. *Access to Grove Avenue from S. Barrington Road should be considered, where possible, to facilitate flow from office uses to potential restaurant uses on Barrington Road.*”
- “9. *Multi-tenant commercial centers focusing on large retail anchors and mixed use buildings are appropriate for S. Barrington Road. Grove Avenue would only be appropriate for multi-tenant or mixed use developments when they are an extension of a retail business fronting on S. Barrington Road.*”

C. Chapter 11 (Group Exhibit B): Chapter 11 of the Comprehensive Plan entitled “Special Planning Areas” shall be and is hereby amended as follows:

1. The first sentence of the chapter shall read as follows: *“There are several sites, within or adjacent to the Village of Barrington, which are likely to experience development or redevelopment.”*
2. The second and third sentences of the chapter shall be amended so that the aggregate area includes the area within SPA 31.
3. The section entitled “Site 17 Mancuso Property” shall have all text and graphics following the title deleted, and the following new text shall be added: *“This site has been incorporated into Special Planning Area 31.”*
4. The section entitled “Site 18 Dundee Road and Grove Avenue” shall have all text and graphics following the title deleted, and the following new text shall be added: *“This site has been incorporated into Special Planning Area 31.”*
5. The section entitled “Site 25 South Grove Avenue” shall have all text and graphics following the title deleted, and the following new text shall be added: *“This site has been incorporated into Special Planning Area 31.”*
6. A new section entitled “*Site 31 S. Barrington Road Large Retail*” shall be added at the end of the chapter. The section shall contain a graphic depiction of the area, and the text of the section shall read as follows:

“LOCATION: Between South Barrington Road and Grove Avenue, from Dundee

Road to Good Shepherd Health and Fitness/Welsh Center.

SIZE: 78.66 acres

PIN NUMBERS: 01-12-108-007, 008, 010-013; 01-12-301-003-006, 008, 012, 013-019; 01-12-400-001, 007.

POTENTIAL USES

- *Auto dealers*
- *Large retail (minimum 10,000 sq. ft.)*
- *Hotel*
- *Winery*
- *Banquet hall*
- *Large sit-down restaurants (8,000 sq. ft. or larger)*
- *Mixed use (Office/commercial) and multi-tenant commercial centers focusing on large retail anchors fronting on S. Barrington Road. Grove Avenue would only be considered when it is an extension of a retail business fronting on S. Barrington Road.*
- *Office/medical centers (on Grove Avenue only)*
- *Funeral home*

RECOMMENDED USE: Special Planning Area 31 is comprised of large retail uses located along S. Barrington Road and office/research uses located along Grove Avenue. Auto dealers and larger retail uses (minimum 10,000 sq. ft.) such as home improvement stores are appropriate along S. Barrington Road. Other potential uses along S. Barrington Road are large restaurants (at least 8,000 sq. ft.), wineries, funeral homes, hotels/inns and banquet halls. Multi-tenant commercial centers focusing on large retail anchors and mixed use buildings are appropriate for S. Barrington Road. Appropriate uses for S. Grove Avenue are office/research uses such as medical centers or uses which could enhance the commercial uses on S. Barrington Road.

DESIGN ELEMENTS: Development should be sensitive to views from Barrington Road, Dundee Road, Grove Avenue and the adjoining residential uses. Access to Grove Avenue from S. Barrington Road should be considered, where possible, to facilitate flow from office uses to potential restaurant uses on Barrington Road. A future traffic signal is planned for the Grove Avenue and Dundee Road intersection. Maximum three (3) story structures are appropriate for this area. Buildings should be constructed of high quality materials and have extensive landscaping.

ENVIRONMENTAL ASSESSMENT. These sites should maintain the approved stormwater release rate for the area. Existing trees and environmentally sensitive areas should be protected."

- D. Appendix A of the Comprehensive Plan shall be amended as necessary to incorporate Special Planning Area 31 in the tabular figures and land use percentages depicted in the appendix (Part of Group Exhibit B)
- E. Figure 9 of Appendix B (Exhibit C), entitled "Special Planning Areas" shall be amended to depict the entire area of the Special Planning Area 31.

SECTION 3: Any provision or regulation in conflict with any regulation contained in this Ordinance shall be and is hereby repealed insofar as it is in conflict with that section.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective. If any provision of this Ordinance or the application thereof to any person or circumstances is declared unconstitutional or invalid by a court of competent jurisdiction, such partial invalidity shall not affect the other provisions or applications of this Ordinance, the invalid provision shall be deemed stricken from this Ordinance as if it were not a part hereof, ab initio, and the remainder of this Ordinance shall continue in full force and effect.

SECTION 5: The Corporate Authorities declare that it is their collective intent that each of the provisions in this Ordinance is intended to amend the text of the Village of Barrington Comprehensive Plan by the addition of new provisions and there is no intent to delete or repeal any provisions now in the text of said Comprehensive Plan, except as specifically provided herein. Accordingly, if the designation of any new provision added to said Comprehensive Plan by the terms of this Ordinance is the same as the designation of any existing provision of said Comprehensive Plan, then such new designation by an existing provision's number or letter ("misdesignation") shall be deemed to be a scrivener's error only and shall not be deemed to amend or repeal in any way any such existing provision of said Comprehensive Plan so that with the existing provision and the new provisions adopted in this Ordinance shall both be and remain in full force and effect. In the event of any such misdesignation, the newly adopted provision(s) in this Ordinance shall be deemed to be designated by the next consecutive and appropriate number and/or letter. SECTION 6: This Ordinance shall take effect and be in full force and effect immediately on and after the expiration of ten (10) days after the date of filing of the notice of the adoption hereof with the respective recorders of Cook and Lake Counties, Illinois, subsequent to passage, approval and publication all as provided by law.

SECTION 7: The Village Clerk is directed to immediately publish this Ordinance in pamphlet form.

PASSED THIS 16th DAY OF November, 2007 BY ROLL CALL VOTE AS

FOLLOWS:

AYES: Justices Greene, Saluga, Roberts, and Anderson and President Darch

NAYS: None

ABSENT: Justices Hart and Miller

ABSTAIN: None

RECUSED: None

APPROVED THIS 26 DAY OF November, 2007

Karen Y. Darch
Karen Y. Darch,
Village President

ATTESTED AND FILED THIS 6
DAY OF DECEMBER, 2007.

James P. Dillon
Ron M. Koppelman, Village Clerk
JAMES P. DILLON

PUBLISHED IN PAMPHLET FORM THE 11th DAY OF December, 2007.

EXHIBIT A

CHAPTER 10 – NEIGHBORHOOD DEVELOPMENTS

Exhibit A

NEIGHBORHOOD EIGHT

Cornell Avenue bounds this area on the north, the Village boundary on the west, Dundee Road on the south, and the Barrington-Palatine Township line on the east.

The section east of George Street extended is currently utilized as, and should remain, a public open space, Ron Beese Park, which is owned and maintained by the Barrington Park District.

The portion west of Barrington Road consists of institutional uses and a forty-acre single-family subdivision designed to preserve on-site open space.

The portion east of Barrington Road and west of Ron Beese Park is the area commonly known as Southgate, where the predominant uses are office, home furnishings and auto dealerships.

A one-hundred foot wide green area has been provided along both the east and west sides of Barrington Road beginning at Dundee Road and ending at Cornell Avenue to provide for a buffer between the commercial and residential and Barrington Road.

Recommendations are as follows:

1. Preservation of open space should be encouraged in this area.
2. Additional parkway landscaping improvements should be encouraged along Barrington Road.
3. Only residential uses should be encouraged on the west side of Barrington Road.
4. The Grove Avenue area should be developed for office/research and commercial use only.
5. This neighborhood contains Special Planning Areas 19 (South Grove Avenue, west of Prairie Campus), and 31 (South Barrington Road Large Retail). See the proposed land use recommendations within the Special Planning Area Chapter 11.
6. The Village encourages the development of auto dealers and larger retail (minimum 10,000 square feet) uses along S. Barrington Road as indicated in Special Planning Area 31.
7. Development should be sensitive to views from Barrington Road, Dundee Road, S. Grove Avenue and the adjacent residential uses.
8. Access to S. Grove Avenue from S. Barrington Road should be considered, where possible, to facilitate traffic flow from office uses to potential restaurant uses on S. Barrington Road.
9. Multi-tenant commercial centers focusing on large retail anchors and mixed use buildings are appropriate for S. Barrington Road. South Grove Avenue would only be appropriate for multi-tenant or mixed use developments when they are an extension of a retail business fronting on S. Barrington Road.

GROUP EXHIBIT B

CHAPTER 11 – AMENDED SPECIAL PLANNING AREAS AND APPENDIX A

CHAPTER 11

SPECIAL PLANNING AREAS

There are several sites, within or adjacent to the Village of Barrington which are likely to experience development or redevelopment. In the aggregate, they comprise approximately 676 acres. Just under one-fifth (1/5) of these 676 acres is represented by the Thunderbird Golf Course. Although it is highly desirable that the golf course remains open space for its aesthetic, environmental and recreational value, it is privately owned and could be sold for private development at some point in the future. Acceptable alternative uses are therefore considered in the recommendations and comments which follow. The overall pattern of Barrington's land uses will be strongly affected by the future of these sites. They are, therefore, referred to as "Special Planning Areas" and are depicted in Figure 9, Special Planning Areas.

Special Planning Areas were formally known as "Critical Sites" and were first introduced in the 1990 Comprehensive Plan. Evaluation and determination of the Special Planning Areas was based on the potential for development or redevelopment of each site. Consistency of development, environmentally sensitive areas, such as floodplains, wetlands, wooded areas, and poor or wet soils, as well as traffic constraints, inappropriate zoning, lack of open space, and locations adjacent to developed residential neighborhoods were the main criteria when evaluating properties for inclusion in this Special Planning Area chapter.

The following is a brief discussion of each of the Special Planning Areas. This is to identify factors that should be carefully evaluated as part of the review of any specific project brought before the Village for that site. This discussion contains recommended policy for site planning and design of selected sites including limits that reflect site constraints and adjacent land uses. Information contained in these sections is summarized in Table 1, Special Planning Areas - Summary of Recommended Uses.



SITE 17

MANCUSO PROPERTY

This site has been incorporated into Special Planning Area 31

SITE 18

DUNDEE ROAD AND GROVE AVENUE

This site has been incorporated into Special Planning Area 31

Part of Group Exhibit B

SITE 25

SOUTH GROVE AVENUE

This site has been incorporated into Special Planning Area 31

SITE 31(former 17, 18, 25)

S. Barrington Road Large Retail

LOCATION: Between South Barrington Road and Grove Avenue, from Dundee Road to Good Shepherd Health and Fitness/Welsh Center

SIZE: 78.66 acres

PIN NUMBERS: 01-12-108-007,008,010-013; 01-12-301-003-006,008,012,013-019; 01-12-400-001, 007

Potential Uses

- Auto dealers
- Large retail (minimum 10,000 sq. ft.)
- Hotel
- Winery
- Banquet hall
- Large sit-down restaurants (8,000 sq. ft. or larger)
- Mixed use (Office/Commercial) and multi-tenant commercial centers focusing on large retail anchors on S. Barrington Road. Grove Avenue would only be considered when it is an extension of a retail business fronting on S. Barrington Road.
- Office/Medical Centers (on Grove Avenue only)
- Funeral home

RECOMMENDED USE: Special Planning Area 31 is comprised of large retail uses located along S. Barrington Road and office/research uses located along Grove Avenue. Auto dealers and larger retail uses (minimum 10,000 sq. ft.) such as home improvement stores are appropriate along S. Barrington Road. Other potential uses along S. Barrington Road are large restaurants (at least 8,000 sq. ft.), wineries, funeral homes, hotels/inns and banquet halls. Multi-tenant commercial centers focusing on large retail anchors and mixed use buildings are appropriate for S. Barrington Road. Appropriate uses for S. Grove Avenue are office/research uses such as medical centers or uses which could enhance the commercial uses on S. Barrington Road.

DESIGN ELEMENTS: Development should be sensitive to views from Barrington Road, Grove Avenue, Dundee Road and the adjoining residential uses. Access to Grove Avenue from S. Barrington Road should be considered, where possible, to facilitate flow from office uses to potential restaurant uses on Barrington Road. A future traffic signal is planned for the Grove Avenue and Dundee Road intersection. Maximum three (3) story structures are appropriate for this area. Buildings should be constructed of high quality materials and have extensive landscaping.

ENVIRONMENTAL ASSESSMENT: These sites should maintain the approved stormwater release rate for the area. Existing trees and environmentally sensitive areas should be protected.

Table 1: Special Planning Areas - Summary of Recommended Uses

Special Planning Area	Gross Acres	Existing Zoning	Recommended Land Use
1	14.00	B-5	Mixed Use (retail, office, residential)
2	8.00	B-5	Mixed Use (retail, office, residential)
3	4.60	B-5	Mixed Use (retail, office, residential)
4	8.70	M-2	Manufacturing Mixed Use (retail, office, resid'l)
5	52.00	R-7/M2	Office / Research / Open Space / Multi-Family Res.
6	28.0	M-1	Office / Research / Open Space
7	3.68	R-5	Open space, Single Family Residential
8	1.80	R-9	Public Institutional / Single Family
9	36.00	unincorporated	Mixed Use (office / research, residential)
10	36.17	R-1/B-1	Larger Retail, Office, Hotel, Restaurants, Banquet Hall
11	11.10	unincorporated	Single Family Residential
12	13.30	unincorporated	Single Family Residential
13	28.20	unincorporated	Single Family Residential
14	2.00	B-3	Mixed Use (office, retail, light manufacturing)
15	1.20	R-9	Open Space
16	0.80	R-9	Public Institutional / Single Family
19	17.26	B-4/R-1/unincorp.	Mixed Use (retail, office, open space)
20	22.87	R-1	Mixed Use (retail, office, residential)
21	123.00	R-5	Open Space
22	14.00	M-2	Mixed Use (retail, service, light manufacturing)
23	60.80	M-2/R-8	Office / Research
24	18.90	M-2/R-2/unincorp.	Mixed Use (office / research)
26	4.91	B-1	Commercial (retail, office)
27	2.00	unincorp.	Single Family Residential
28	12.85	B-5/R-9	Mixed Use (retail, office, residential)
29	0.68	B-1R(R-9)/M-2	Mixed Use (office, light manufacturing)
30	70.42*	B-4/B-R/B-1/M-A/ P-L	Mixed Use (retail, office, residential)
31	78.66	B-1, B-3, O-R, O-S	Mixed Use (retail, office)/Office Research
Grand Total	675.90		

* - reflects net acreage from existing SPAs

Table 2: Special Planning Areas - Population Projections

Special Planning Area	Gross Acreage	Recommended Land Use	Units Per Acre	Total Units	Total Persons 4,5
1	4.67 ¹	Use (ret., off., res.)	12	56	106
2	2.67 ¹	Use (ret., off., res.)	12	32	61
3	1.53 ¹	Use (ret., off., res.)	12	18	35
4	2.90 ¹	Use (ret., off., res.)	12	34	64
5 pt	2.00 ³	family	12	24	46
7	1.84 ²	space, single fam.	2	4	15
8	1.80	Family/ Two Family	5	9	34
9	18.00 ²	Use (ret., off., res.)	2	36	137
11	11.10	Family Residential	2	22	85
12	13.30	Family Residential	2	27	103
13	28.20	Family Residential	1	28	107
16	0.80	Family/ Two Family	5	4	15
20	11.00 ²	Use (ret., off., res.)	4.6	50	105
26 pt.	2.45 ²	family	7	17	32
27	2.00	Family Residential	1	2	8
28	4.28 ¹	Use (ret., off., res.)	12	51	97
Total	102.71			362	1050

¹age represents one-third (1/3) of site acreage.
²age represents one-half (1/2) of site acreage.
idential limited to Jewel Tea building only.
ingle family units: 3.807 persons per unit.
ulti-family units and mixed-use units: 1.899 persons per unit.

Table 3: Special Planning Areas - Land Use Projections

Land Use Category	S.P.A.	Gross Acreage	% of Grand Total
Single Family Residential (detached)	7	1.84	0.30%
	8	1.80	0.29%
	9	18.00	2.92%
	11	11.10	1.80%
	12	13.30	2.16%
	13	28.20	4.58%
	16	0.80	0.13%
	20 pt	5.35	0.87%
	27	2.00	0.32%
	Total	82.39	13.39%
Single Family Residential (attached) and Multi-Family Residential	1	4.67	0.76%
	2	2.67	0.43%
	3	1.53	0.25%
	4	2.90	0.47%
	5 pt	2.00	0.32%
	20 pt	6.50	1.06%
	26 pt	2.45	0.40%
	28	4.28	0.70%
	Total	27.00	4.39%
Commercial (retail and office)	1	9.33	1.52%
	2	5.33	0.87%
	3	3.07	0.50%
	4	5.80	1.94%
	10	36.17	5.88%
	14	2.00	0.32%
	20 pt	11.00	1.79%
	22	9.32	1.51%
	26 pt	2.45	0.39%
	28	8.57	1.39%
	31	54.25	8.81%
	Total	147.29	23.93%
Office / Research	5 pt	55.00	8.94%
	6	28.00	4.55%
	9	18.00	2.92%
	19	11.56	1.88%
	23	60.80	9.88%
	24	18.90	3.07%
	31	21.28	3.46%
	Total	213.54	34.69%
Office / Research / Industry	22	4.68	0.76%
	29	0.68	0.11%
	Total	5.36	0.87%
Open Space	7	1.84	0.30%
	15	1.20	0.19%
	18	5.05	0.82%
	19	5.70	0.93%
	21	123.00	19.98%
	31	3.13	0.51%
	Total	139.92	22.73%
Grand Total		615.50	100%

Table 4: Land Use Percentages - 1999

LAND USE	Barrington portion of Lake County		Barrington portion of Cook County		Barrington Total	
	Acres	Percent	Acres	Percent	Total Acres	Total Percent
Open Space	69.14	6.4%	396.60	29.0%	465.74	19.0%
Office / Research / Industrial	82.01	7.5%	61.50	4.5%	143.51	5.8%
Office / Research	125.02	11.5%	144.70	10.6%	269.72	11.0%
Public / Institutional	113.36	10.4%	108.00	7.9%	221.36	9.0%
Mixed Use (Retail / Office / Residential)	74.32	6.8%	29.60	2.2%	103.92	4.2%
Commercial (Retail / Office)	60.02	5.5%	63.40	4.6%	123.42	5.0%
Multiple Family Residential	13.01	1.2%	9.85	0.7%	22.86	0.9%
Single Family Residential ≥ 1.0 u/a	549.84	50.6%	554.20	40.5%	1104.04	45.0%
TOTAL	1086.72	100%	1367.85	100%	2454.57	100%

EXHIBIT C

CHAPTER 11 – FIGURE 9 OF APPENDIX B:

Exhibit C

Appendix B - Figure 9

Village of Barrington

Special Planning Areas

2007

2

0 0.25 0.5 1 Miles

Special Planning Areas

- 1
- 2
- 3
- 28
- 30

All Other SPA's

Village Boundary

